

# Chesterfield County Planning Department

## MISSION STATEMENT

Planning today to sustain, build, and enhance Chesterfield County.

We will accomplish our mission by:

- Promoting orderly growth
- Achieving quality economic development
- Shaping the aesthetic and design character of the county
- Protecting valuable natural, historic and cultural resources
- Enhancing the health of existing and future neighborhoods

## VALUES/GUIDING PRINCIPLES

- Maintain high integrity and make professional, unbiased decisions
- Value individual property rights by balancing community objectives and neighboring property rights
- Value public participation, diversity, innovation, personal initiative and teamwork
- Be results and implementation oriented
- Support and develop knowledgeable, motivated and committed employees
- Maintain a commitment to quality customer service for existing and future generations

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# **Report Highlights and Key Findings**

## **HOUSING**

- Residential code enforcement complaint rates increased 25 percent in 2002.
- Owner-occupied houses comprised 91 percent of all single-family houses in 2002, compared to 88 percent in 2001.

## **GROWTH**

- Single-family building permits increased 11 percent in 2002 compared to 2001.
- Single-family houses increased three percent since 2001.
- Multifamily housing units increased six percent in 2002.
- Building permits for all types of housing units countywide increased 19 percent since 2001.
- The fastest growing community, Midlothian, had a 17 percent increase in the number of homes in 2002.
- Approved tentative subdivisions would allow about 9,400 new lots countywide.

## **HOUSING VALUES**

- New housing prices increased nine percent in 2002. The median new house price in 2002 was \$197,000.
- Resale housing prices increased four percent in 2002. The median resale house price in 2002 was \$135,000.
- Single-family residential assessments increased an average of five percent per year from 1997 to 2002, and 12 percent in 2002.
- Single-family residential assessments in Matoaca increased 16 percent in 2002.

## **PUBLIC SAFETY**

- Persons on probation per capita decreased 16 percent in 2002.

## **BUSINESSES**

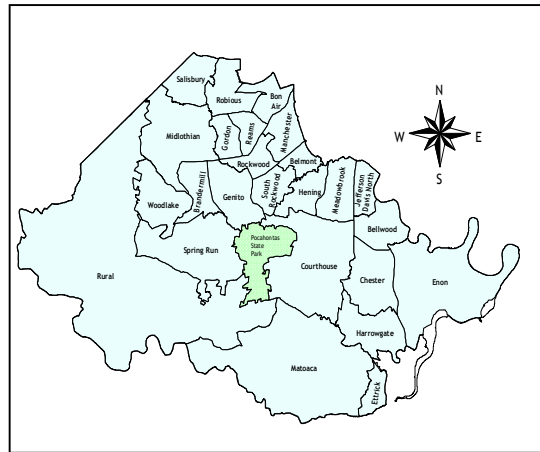
- The number of business licenses decreased 11 percent in 2002.
- The number of home-based businesses increased 21 percent in 2002.

# Report Summary

## OVERVIEW

Over the past several years Chesterfield County agencies, citizens and officials have recognized the need to focus resources on neighborhoods in an effort to sustain them. Planning Department staff have focused comprehensive planning efforts on neighborhood and community activities. Police Department staff have established community policing programs and substations. The county Board of Supervisors instituted the Community Enhancement Program. Many other county departments have been making additional efforts to work toward making neighborhoods healthy and vital.

In order to know where we should be going, we need to know where we are and how we are doing. The **Chesterfield County Communities Report** examines the relative health and well-being of 25 individual county sub-areas called "communities." Communities contain neighborhoods and have distinctive features. The report provides an overview of the many trends, strengths and challenges facing each community. Report information enables reader to compare various parts of the county and provides simple pictures of large-scale issues. This report is the fifth annual edition of the report formerly known as the "State of Chesterfield County's Communities."



## METHODOLOGY

This report uses data from December 31, 2002, except where noted. Numbers used throughout the report are rounded. Community boundaries were identified using school attendance boundaries, shopping center locations, community institutions and travel patterns. Each community incorporates many neighborhoods, which helps to depict overall trends and reduce data errors associated with very small geographic areas. Community boundaries used in this report correspond to those used in previous reports.

## ACCURACY

Data and maps contained in this report are believed to be accurate and reliable. Data included in this report was collected from various county departments. This report uses original source data believed to be accurate and reliable.

County departments provided data sets to the Planning Department, typically in the form of address databases. Data was converted to represent locations and patterns of different attributes and analyzed. Data sets used in this report have an estimated error rate of about one percent. An average of approximately one percent of addresses in each data set could not be geographically located due to incorrect address information, confidentiality requirements, address changes, out-of-county addresses, etc.

Maps for community analysis were created by the Planning Department using GIS (geographic information systems) and county data. Due to the large size of the county (446.5 square miles) and the small size of maps (8.5 by 11 inches), categories and boundaries are generalized.

### **COMMUNITY FEATURES MAPS**

The first page of each community profile includes a map showing major community features and boundaries. These maps show:

- Highways and major road names
- Major subdivisions
- Parks and recreational areas
- Significant historical features
- Key employers/employment centers
- Major shopping centers
- Fire stations
- Public schools
- Post offices

### **REPORT IMPROVEMENTS**

This report includes several new data features:

- January 1, 2003 population estimates for each community
- Mix of housing units in each community
- Number of approved tentative subdivision plat lots in each community
- Number of Fire Department calls for service, per capita, in each community

### **FIND OUT MORE!**

The full report is available in color on the Planning Department Web site, *chesterfield.gov/plan*. This Web site has extensive information resources for planning, demographic, economic, census and development issues.

## **ACKNOWLEDGEMENTS**

Many persons contributed to the creation of this report. Without their invaluable assistance and expertise, this report would not have been possible.

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*Thank you.*

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